



## City of Santa Barbara Projects Subject to Architectural Board of Review

Answering the questions in this handout will determine whether or not a proposed project application to erect a new structure or alter the exterior of a structure is subject to Architectural Board of Review (ABR) review. Chapter 22.68, located in Municipal Code, Title 22 describes the ABR and includes the Neighborhood Preservation Ordinance (NPO) criteria regarding which single family home and duplex projects are reviewed by ABR. The Municipal Code is available on-line at:

[http://www.ci.santa-barbara.ca.us/departments/administrative\\_services/city\\_clerk/municipal\\_code/](http://www.ci.santa-barbara.ca.us/departments/administrative_services/city_clerk/municipal_code/)

**Historic Landmarks Commission Projects Note.** Please note, for proposed projects subject to Historic Landmarks Commission review due to designated landmark status or project location in El Pueblo Viejo District (Part I or II) or the Brinkerhoff Avenue Landmark District, answering the following questions will also determine if the projects are subject to NPO findings or Planning Commission Review.

**Assistance.** If you have any questions about the ABR design review process, please contact Planning Staff at the Planning Counter at 630 Garden or (805) 564-5578, and they will be happy to help you.

### Yes No

#### ☐ ☐ **A. Commercial, Multi-Family & Two or More Story Duplex Projects**

Does the project involve additions, exterior building changes, or new structures for any of the following types of uses?

- nonresidential
- multi-family residential (3 or more units)
- two or more story duplex
- two or more detached residential units
- mixed use building

If **"YES"**, the project is subject to ABR review.

If **"NO"**, please continue to Category B.

#### ☐ ☐ **B. Single Family Home — Mission Area Special Design District Project Category**

Is the project within 1000' of the El Pueblo Viejo District II boundary? (Please call (805) 564-5578 or visit the Planning Counter at 630 Garden Street to see this map.)

If **"YES"**, the project is subject to ABR review and NPO findings. Please also see the last page of this handout to determine whether Planning Commission Review is required.

If **"NO"**, please continue to Category C.

Yes No

☐ ☐ **C. Single Family Home & One-Story Duplex — Hillside Design District Category**

Applications for permits to erect or alter the exterior of a single-family or one-story duplex building or structure in the Hillside Design District (please call (805) 564-5578 or visit the Planning Counter at 630 Garden Street regarding the District map) require ABR review if one of the following criteria is present:

**Slope.** Is the building site or entire property average slope twenty percent (20%) or greater? Please note, if the project is between 18% and 20% according to the City GIS records, additional slope verification may be required.

**Grading.** Does the project propose 250 cubic yards or more of grading outside the footprint of the main building? Calculate the amount of grading by adding the amounts of cut and fill, include excavation for swimming pools.

If **“YES”** to either the slope or grading question, the project is subject to ABR review and NPO findings. Please also see the last page of this handout to determine whether Planning Commission Review is required.

If **“NO”** to both the slope and grading questions, please continue to Category D.

**D. Single Family Home — Over 17 Feet, Large, and Misc. Design Category**

Is the project: 1) over 17 feet, 2) a “large” project as defined below, and 3) a project with miscellaneous design criteria listed below?

- ☐ ☐ 1. **Over 17 Feet.** Does the proposed project exceed a building height exceeding seventeen (17) feet measured from natural grade as defined in SBMC 28.04.120.

If **“YES”** circle the number 1 above and go to Question 2.

If **“NO”** the project is exempt from ABR.

- ☐ ☐ 2. **“Large” Project.** Is the project a “large” project?

Square footage totals are calculated by including the net square footage of all stories of all new structures, any proposed additions, plus existing structures including parking garages, carports and any other accessory structures as defined in Title 22 of the Zoning Ordinance.

- a. **Less than 2,500 square feet.** Is total proposed net square footage on the site upon completion of the project less than 2,500 square feet?

- b. **Solely Alterations.** Does the project consist solely of alterations with no new square footage?

If **“YES”** for a or b, the project is exempt from ABR.

- c. **4,000 square feet.** Is the total proposed square footage on the site upon completion of the project greater than 4,000 net square feet?

- d. **Floor to Area Ratio 35% or Over.** Is the total proposed net square footage on the site upon completion of the project 35% of the lot area or greater?

- e. **50% increase over 1992 structure(s) net square footage.** Will the total proposed net square footage of additions, demolition and replacement, remodel or reconstruction projects result in an increase in the combined floor area of all structures on the site of more than fifty percent (50%) above the combined floor area of all structures constructed pursuant to valid building permits, existing on the site as of July 1, 1992?

If **“YES”** for c, d, or e, circle the number 2, above, and go to Question 3.

If **“NO”** for c, d, and e, the project is exempt from ABR.

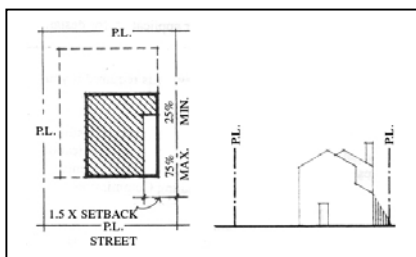
## Category D continued.

Yes No

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3. **Misc. Design Criteria.** Are any of the following features part of the proposed project?

- a. **Approval Type.** An approval by the City Council, Planning Commission or Modification Hearing Officer will be needed for the proposed project.
- b. **Architectural Style.** The proposed project designed in more than one architectural style. In determining the number of architectural styles proposed, the following elements shall be taken into consideration: roof pitch and materials, window and door style and materials, window proportions and exterior colors and materials.
- c. **Second-Story Setback.** Less than seventy-five percent (75%) of the length of each exterior wall of a proposed second story is proposed to be set back a minimum of one and one-half times the required interior yard setback, not including uncovered decks or balconies, for all interior yards. Rear yards in the R-3 and R-4 zones are excluded.



- d. **Height.** The project is proposed to exceed 25 feet in height above natural grade at any point, exclusive of architectural elements such as chimneys, vents, antennae and towers that do not add floor area to the building. All portions of the roof are included in the building height.
- e. **Cantilever.** A portion of the building is proposed to cantilever beyond the face of the structure below by more than four feet (4').
- f. **Retaining Wall(s).** Proposed retaining wall(s):
  - i) are between forty-two inches (42") and six feet (6') in height and not are not proposed to be faced with sandstone, fieldstone, slumpstone, adobe or similar natural-appearing materials; **or**
  - ii) will exceed six feet (6') in height; **or**
  - iii) are over 42" and will result in the total length of all retaining walls on the site, not including those part of buildings, to exceed 150 feet
- g. **Grading.** More than 250 cubic yards of grading outside the footprint of the main building(s) is proposed. Calculate the amount of grading by adding the amounts of cut and fill, include excavation for swimming pools.
- h. **Tree Removal.** A specimen tree, skyline tree, designated Historic or Landmark tree, or oak tree with a diameter of four inches (4") or more at four feet (4') above natural grade, is proposed for removal.

If any of above criteria a. through h. apply, please circle the letter of the criteria which applies as well as number 3.

If **"YES"** for Category D 1, 2, **and** 3 (all are circled) the project is subject to ABR review and NPO findings. Please see the next page to determine whether Planning Commission Review is required.

If **"NO"** for 1, 2, **or** 3, the project is exempt from ABR. Please see the next page to determine whether Planning Commission Review is required.



## City of Santa Barbara Projects Subject to Planning Commission Review

Yes No

- ☐ ☐ 1. Is any portion of your project site in the Hillside Design District?

If "YES" go to question 2.

If "NO" the project is Planning Commission exempt.

- ☐ ☐ 2. Is the total combined square footage of the new structure(s) or addition(s) along with the square footage of existing structure(s) (if any) on the site greater than 6,500 square feet?

If "YES" submit an application for Planning Commission review with your application for design review.

If "NO" go to question 3.

- ☐ ☐ 3. Is the amount of grading greater than 500 cubic yards of cut and fill, excluding grading necessary for the building foundation of the main building(s)?

If "YES" submit an application for Planning Commission review with your application for design review.

If "NO" the project is Planning Commission exempt.

**Note Regarding High Public Visibility Sites:** If the ABR/HLC determine that a project is proposed for a site which is highly visible to the public, the Board or Commission may, prior to taking final action on the application, require presentation of the application to the Planning Commission for its comments on the project. Therefore, you will be required to submit an application for Planning Commission review.

**Note Regarding Environmental Impact Reports:** If, during ABR/HLC Concept Review, it is determined that an Environmental Impact Report is required, it will be necessary for you to submit an application for Planning Commission review.